



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

March 20, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

20 March 20, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY
SUPERVISORIAL DISTRICT 4 - AGREEMENT 2693
(3 VOTES)**

SUBJECT

The City of Rancho Palos Verdes is seeking to buy one (1) tax-defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The City of Rancho Palos Verdes intends to utilize the property to increase the City's access from Cherry Hill Lane to the bottom of Portuguese Canyon where there are existing drainage improvements.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chairman to sign the Purchase Agreement Number 2693 of "Tax Defaulted Subject to Power to Sell" property being acquired by the City of Rancho Palos Verdes (a public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcel.

Upon approval, the attached agreement is to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits eligible government agencies and non profit organizations to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The property described in this letter will be acquired by one (1) public agency. The agreement is with the City of Rancho Palos Verdes which intends to utilize the property to increase the City's access from Cherry Hill Lane to the bottom of Portuguese Canyon where there are existing drainage improvements.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and the limited-use parcel is identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax rolls.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies and non-profit organizations to acquire "Tax Defaulted Subject to Power to Sell" property pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

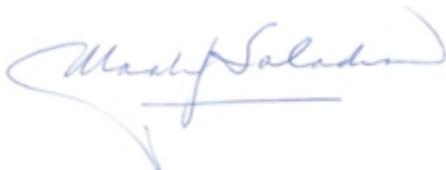
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO

Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor
Chief Executive Officer
Auditor-Controller
County Counsel
Executive Officer, Board of Supervisors

**SUMMARY OF PUBLIC AGENCY'S PURCHASE
FOURTH SUPERVISORIAL DISTRICT**

AGREEMENT NUMBER 2693

AGENCY

City of Rancho Palos Verdes
A public Agency

Selling price of the parcel
shall be \$15,913.00

The agency intends to utilize the
property to increase the City's
access from Cherry Hill Lane to the
bottom of Portuguese Canyon where
there are existing drainage
improvements

SUPERVISORIAL
DISTRICT

4TH

LOCATION

CITY OF RANCHO PALOS
VERDES

PARCEL
NUMBER

7572-004-032

MINIMUM
BID

\$15,913.00

AGREEMENT NUMBER 2693

**CITY OF RANCHO PALOS VERDES
FOURTH SUPERVISORIAL DISTRICT**



CITY OF RANCHO PALOS VERDES
COMMUNITY DEVELOPMENT DEPARTMENT

8 August 2011

Donna J. Doss, Assistant Treasurer & Tax Collector
Los Angeles County Treasurer & Tax Collector
Kenneth Hahn Hall of Administration
225 N. Hill St., Rm. 130
PO Box 512102
Los Angeles, CA 90051-0102

SUBJECT: 2011A Tax Sale – Request to Purchase APN 7572-004-032

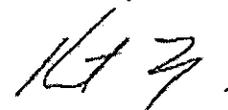
Dear Ms. Doss:

At a regular meeting held on 2 August 2011, the Rancho Palos Verdes City Council authorized Staff to pursue the acquisition of the following tax-defaulted property located within our jurisdiction through a Chapter 8 Agreement: APN 7572-004-032.

The property is a vacant parcel on Cherry Hill Lane located in the active Portuguese Bend landslide area inland of Palos Verdes Drive South, between Peppertree Drive on the west and Portuguese Canyon on the east. The purpose of the acquisition would be to increase the City's access from Cherry Hill Lane to the bottom of Portuguese Canyon where there are existing drainage improvements. Maintenance of existing and future drainage improvements is critical to the effectiveness of the City's landslide abatement efforts in this area.

As instructed, a copy of the City's Mission Statement and a \$100.00 check for the preliminary research fee are enclosed. Please provide the City with the necessary agreements and instructions to purchase this property. The City understands that the offer of sale is subject to change or revocation due to the redemption of the defaulted taxes or the initiation of a legal process, such as a bankruptcy filing. If you have any questions, please feel free to contact me at (310) 544-5228 or via e-mail at kitf@rpv.com.

Sincerely,



Kit Fox, AICP
Associate Planner

Donna J. Doss
8 August 2011
Page 2

enclosures

- City of Rancho Palos Verdes Mission Statement
- Check No. 52050

cc: Carolyn Lehr, City Manager
Carolynn Petru, Deputy City Manager

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: CITY OF RANCHO PALOS VERDES
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - Nonprofit – provide Articles of Incorporation
 - Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- No Purchase – State / county / taxing agency registering objection to preserve lien only
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

- Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: APN 7572-004-032
3. State the purpose and intended use for *each* parcel: Increase the City's access from Cherry Hill Lane to the bottom of Portuguese Canyon, where there are existing drainage improvements

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorized Signature

Mayor
Title

December 6, 2011
Date

AGREEMENT # 2693

CORE VALUES STATEMENT

The primary purpose of City government is to provide service. As your City government, our commitment is to wisely use our resources to provide competent, responsive and reliable services in an atmosphere, which demonstrates our commitment to accessibility, customer service, honesty and integrity. In all we do and in every decision we make we will ask ourselves, "Is this best for the City of Rancho Palos Verdes?"

VISION STATEMENT

Vision: After an extensive community outreach program, the City Council hereby affirms that the City's vision for Rancho Palos Verdes is to have a community that has the following qualities:

A safe community where citizens can enjoy their property and community amenities without fear for their safety;

Both public and private property will be maintained in a manner that will be compatible with the aesthetic setting of the Peninsula;

A sound community economic base will be developed and maintained;

As part of the economic base, the City will provide an opportunity for the development of quality recreation facilities;

There will be a high "customer satisfaction" level among users of City services;

A commitment to maintaining open space and public access in a manner that will not harm critical resources.

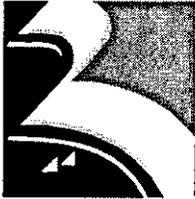
Adopted by the City Council
September 21, 1993

Chapter 8 Agreement No. 2693
Statement of Public Purpose and/or Intended Use of the Parcel
December 6, 2011

The purpose of the acquisition would be to increase the City's access from Cherry Hill Lane to the bottom of Portuguese Canyon where there are existing drainage improvements. Maintenance of existing and future drainage improvements is critical to the effectiveness of the City's landslide abatement efforts in this area.

Chapter 8 Agreement No. 2693
List of Properties Being Requested for Purchase
December 6, 2011

1. Assessor's Identification No. 7572-004-032
Lot 9 in Block 4 of Tract No. 14118, Cherry Hill Lane, Rancho Palos Verdes



CITY OF RANCHO PALOS VERDES

**CERTIFIED EXCERPT OF MINUTES
RANCHO PALOS VERDES CITY COUNCIL**

The following is an excerpt from minutes of the regular meeting of the City Council of the City of Rancho Palos Verdes held on August 2, 2011 at the hour of 7:00 P.M. at 29301 Hawthorne Boulevard, Rancho Palos Verdes, California.

A quorum was declared after the following roll call:

PRESENT: Campbell, Misetich, Stern, Wolowicz*, and Mayor Long
ABSENT: None

*Councilman Wolowicz was present via teleconference from 6:20 P.M. to 9:50 P.M. from the Denali Princess Wilderness Lodge, Mile 238.5 George Parks Hwy., Meeting Room—Building 1A—Conference Room, Denali National Park, Alaska 99755.

Councilman Wolowicz left the meeting from his remote location at 9:50 P.M.

Purchase of Tax Defaulted Property on Cherry Hill Lane

City Clerk Morreale reported that this item was removed from the Consent Calendar by Mayor Pro Tem Misetich and Mayor Long for separate consideration; and late correspondence was distributed prior to the meeting regarding this item.

Mayor Pro Tem Misetich requested a staff report for clarification and Mayor Long inquired as to the justification of the price for the property.

Deputy City Manager Petru provided a brief staff report regarding this item.

Councilman Stern moved, seconded by Councilman Campbell, to adopt staff recommendation to: Authorize the Mayor and City Clerk to sign an Agreement to Purchase Tax-Defaulted Property with the Los Angeles County Tax Collector for a 0.39-acre vacant parcel located on Cherry Hill Lane in the Portuguese Bend Landslide area.

The motion passed on the following roll call vote:

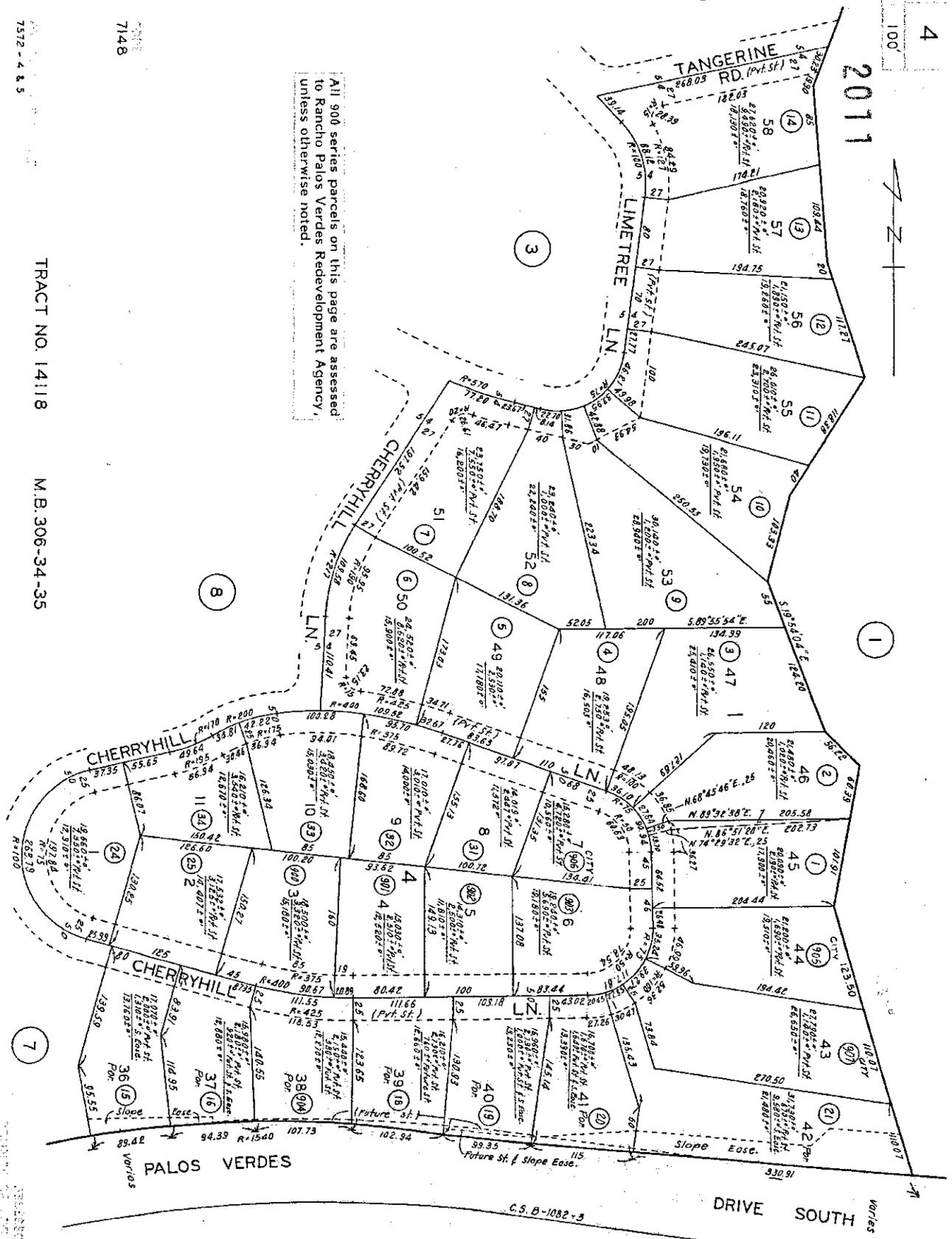
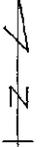
AYES: Campbell, Misetich, Stern, and Mayor Long
NOES: None
ABSENT: Wolowicz
ABSTAIN: None

I, Carla Morreale, HEREBY CERTIFY that the foregoing is a full, true and correct excerpt of minutes on this subject at said meeting and in witness whereof, I have hereunto set my hand and affixed the seal of the City of Rancho Palos Verdes on November 28, 2011.


Carla Morreale, City Clerk

100'

2011



All 900 series parcels on this page are assessed to Rancho Palos Verdes Redevelopment Agency, unless otherwise noted.

TRACT NO. 14118

M.B. 306-34-35

7572-4 & 5

RECORDING MAP
 COUNTY OF LOS ANGELES, CALIF.

820911-05
 8801072491101
 5

910720050100001-14
 910222022200001-14
 20020121010000001-14
 200712100005001-14
 200025010004001-14

6

7

8

3

3

1

5

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF RANCHO PALOS VERDES** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By 
Senior Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2693

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF RANCHO PALOS VERDES

Carla Morreale
City Clerk
(Seal)

By [Signature]
Mayor

Board of Supervisors
Los Angeles County

ATTEST:

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

**SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2693**

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF RANCHO PALOS VERDES	2006	7572-004-032	\$15,913.00*	TO INCREASE THE CITY'S ACCESS FROM CHERRY HILL LANE TO THE BOTTOM OF PORTUGUESE CANYON WHERE DRAINAGE IMPROVEMENT EXISTS

**LEGAL
DESCRIPTION**

TRACT NO 14118 LOT 9 BLK 4

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF RANCHO PALOS VERDES** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

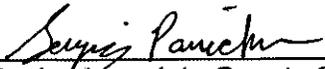
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By 
Senior Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2693

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF RANCHO PALOS VERDES

Carla Morreale
City Clerk
(Seal)

By [Signature]
Mayor

Board of Supervisors
Los Angeles County

ATTEST:

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2693

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF RANCHO PALOS VERDES	2006	7572-004-032	\$15,913.00*	TO INCREASE THE CITY'S ACCESS FROM CHERRY HILL LANE TO THE BOTTOM OF PORTUGUESE CANYON WHERE DRAINAGE IMPROVEMENT EXISTS

LEGAL DESCRIPTION

TRACT NO 14118 LOT 9 BLK 4

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.